
Z-2447
CROWN CASTLE GT CO. LLC
GB To I1

STAFF REPORT
April 14, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the property owners the Schroeder family, is requesting rezoning of 4900 square feet of land located to the southwest of the SR 38 and Veterans Memorial Parkway intersection in Lafayette, Wea 1 (SE) 22-4. Petitioners would like to make an existing primary communications tower conforming and the I1 zone would afford petitioners the ability to add additional carriers and antennas.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site is zoned GB, General Business. Land to the southwest and southeast is zoned I3, Industrial. The land along SR 38 has been identified as part of the industrial expansion area between Lafayette and the SIA plant.

AREA LAND USE PATTERNS:

Land uses in the area are a mix of commercial, industrial, and agricultural. Properties along the SR 38 corridor are slowly being developed. This site is surrounded by Tractor Supply Company, farm ground, and a rail yard.

TRAFFIC AND TRANSPORTATION:

Access to this site is gained from Arletta Court off of SR 38, the entrance that is used for Tractor Supply Company. SR 38 and Veteran's Memorial Parkway are classified as primary arterials according to the adopted *Thoroughfare Plan*. Traffic counts taken in 2008 indicate over 20,000 vehicles pass this site daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

No well or septic are required for this use.

A type 'A' bufferyard is required where I1 zoning abuts GB.

STAFF COMMENTS:

This tower was built in the early 1990's at a time when both city and APC staffs thought the cellular component of public utilities could not be regulated locally by zoning. Staff and city officials encourage collation of antennas and rezoning this nonconforming (based on earlier interpretations) tower to I1 will allow for additional carriers to locate on this tower.

I1 zoning for an existing cell tower in this location will not be intrusive to neighboring uses and is compatible with the surrounding GB. In fact, I1 is a more restrictive zone

than the surrounding GB zoning because all work, storage and loading is required to be indoors.

STAFF RECOMMENDATION:

Approval